

**PLANNING BOARD MEETING  
APRIL 12, 2017**

**PRESENT:**           **Roxanne Pecora**  
                          **Mark Anderson**  
                          **Darin Dekoskie**  
                          **Dan Michaud**  
                          **Fred Zimmer**  
                          **Margaret Yost (arrived 7:40 pm)**

**ALSO PRESENT:**   **Myles Putman, Consultant**

Chairperson Pecora called the meeting of the Town of Esopus Planning Board to order at 7:35 P.M. beginning with the Pledge of Allegiance to the Flag. Roxanne advised the public of the building's fire exits and roll call was taken.

**MINUTES:** Chairperson Pecora asked if the Board read the minutes from the Planning Board Meeting held on March 8, 2017 meeting and if there were any changes or corrections. There were no changes.

**DAN MADE A MOTION TO APPROVE THE MARCH 8, 2017 MINUTES  
SECONDED BY DARIN. MOTION PASSED WITH A VOTE OF 5-0.**

**VOUCHERS:**

M.L.Putman Consulting (Month of March).....	\$2,500.00
Daily Freeman (PH Notice Feeney).....	\$ 13.95
April Oneto (secretarial services ).....	84 hours

**DAN MADE A MOTION TO APPROVE THE VOUCHERS AS READ,  
SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION  
PASSED WITH A VOTE OF 5-0.**

**PROCEDURAL CORRECTION:**

**HENNESSEY/LIMA: Case #2017-03 – Lot Line Adjustment**

At the May 8, 2017 meeting the Board made a motion to refer to Waterfront Advisory Board and grant conditional approval. Conditional approval should not have been granted until response from Waterfront Advisory Board.

Response from Waterfront Advisory Board received on 4/6/17. Letter read into the record, copy file in record. There were no inconsistencies with the LWRP and they had

no further comments.

**FRED MADE A MOTION TO WAIVE THE PUBLIC HEARING FOR HENNESSEY/LIMA, CASE #2017-03, LOT LINE ADJUSTMENT, CLASSIFY AS A NEGATIVE DECLARATION PURSUANT TO SEQR (UNLISTED ACTION) AND GRANT CONDITIONAL FINAL APPROVAL BASED UPON RECEIPT OF 6 PAPER MAPS AND 1 MYLAR WITH THE NOTATIONS FROM THE ZBA DECISION DATED 2/16/10, SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes  
Mark.....yes  
Fred.....yes  
Margaret.....yes  
Roxanne.....yes

**OLD BUSINESS:**

**KENNEDY: Case #2017-05 – Subdivision – 639 Third Ave., Sleightsburgh;  
SBL: 56.044-2-24**

Michael Vetere, surveyor, Chris DiChiaro, engineer and Paul Kennedy applicant were present.

Myles reviewed ML Putman Consulting Report dated 4/11/17. Copy was placed in the file and copy given to applicant.

Mike wanted clarification regarding the offset. Myles stated it would be the setback for the southwest corner of Lot #2. Fred stated that if the house is narrower in that area they would be alright. Myles stated that they still have some area on Lot #1 if they wanted to give that a little bit more area. Discussion took place regarding this issue. It was agreed by the Planning Board that applicant or his representative needs to discuss this issue with the Building Inspector and the Board would abide by his decision.

Board discussed the need to contact the New York State Preservation Office (SHPO) regarding this application. The Board felt that this area has been previously disturbed and that the applicant should not have to contact SHPO. All Board members agreed.

Applicant or his representative will need to follow up with the Highway Superintendent regarding the curb cuts and provide this Board with a letter.

**DARIN MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR 5/10/17 CONDITIONED UPON RECEIPT OF A NEW SET OF PLANS RECEIVED BY 4/26/17, AND A CHECK FOR \$200, FOR KENNEDY, CASE #2017-05,**

**SUBDIVISION, SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 6-0. VOTE WAS AS FOLLOWS:**

Mark.....yes  
Fred.....yes  
Margaret.....yes  
Darin.....yes  
Dan.....yes  
Roxanne.....yes

Applicant was told that the Board will need a letter from the Building Inspector regarding the setback issue or modified plans along with the fee in order to continue with the Public Hearing.

**KINGDOM CARE, INC. (Missionary Sisters): Case #2017-05 – Special Use Permit/ Site Plan – 2083 & 2085 Broadway (US Rt. 9W), West Park; SBL: 79.002-1-21**

Call received from Curtis Turner, applicant, requesting that this be removed from the agenda for this month and placed on the agenda for next month.

Mark Anderson recused himself from the Board.

**ANDERSON: Case #2017-04 – Minor Subdivision – 219 Hardenburgh Rd., Rifton; SBL: 71.001-3-25**

Tobias Anderson was present for this application.

Myles reviewed ML Putman Consulting Report dated 4/11/17. Copy was given to applicant and copy was placed in the file.

New York State Department of Environmental Conservation Natural Heritage Program states that the site is 3.5 miles from two documented winter hibernacula of the Northern long-eared bats who are likely to travel up to 5 miles from their location. One overall accepted practice is to limit cutting and clearing of trees between March 31 and October 31 of any calendar year. For further information look at Pittner subdivision, Case #2016-01.

The Board is satisfied with the delineation of the wetlands.

Highway driveway permit received 4/11/17. Copy placed in file. Revised SEAF completed.

Margaret questioned the flag lot. Myles stated that they would need a waiver for the length of the flag lot. Applicant was informed that they need to request a waiver to flag lot for Lot #3 as per Section 123-21 D (5).

**FRED MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR ANDERSON, CASE 2017-04, MINOR SUBDIVISION FOR 5/10/17 AT 7:50 PM, SECONDED BY DAN. ALL MEMBERS WERE IN FAVOR. MOTION PASSED WITH A VOTE OF 5-0. VOTE WAS AS FOLLOWS:**

Darin.....yes  
Dan.....yes  
Fred.....yes  
Margaret.....yes  
Roxanne.....yes

Applicant was informed that there is a \$200 Public Hearing fee that will need to be paid by 4/26/17.

**NEW BUSINESS:**

**DINKLAGE, SCHMIDT; THE KNILL TRUST: Case #2017-06 – 226 & 700  
Burroughs Dr., West Park;  
SBL: 79.002-1-19 &15**

Applicants are represented by Michael Hamilton Homework Architects.

Myles reviewed ML Putman Consulting Report dated 4/17/17. Copy given to applicant and copy placed in file.

Applicant was informed that we need a letter from the Knill Trust for Homework Architects to represent them in this action and their signature on the application. We will need a letter requesting the waiver of a full boundary survey. Myles stated that if we get the authorization from the Knill Trust allowing Homework Architects to act on their behalf Michael could write the letter requesting waiver of the full boundary survey.

**FRED MADE A MOTION TO GRANT CONDITIONAL APPROVAL TO DINKLAGE, SCHMIDT; THE KNILL TRUST, CASE #2017-06, CONDITIONED UPON RECEIPT OF REPRESENTATION LETTER FROM KNILL TRUST, LETTER TO WAIVE BOUNDARY SURVEY AND ADDITION OF PROPERTY OWNER INDICATED ON THE SURVEY MAP. (No second to the motion.)**

Following discussion among the Board members and the applicant's representative it was agreed that the applicant did not have a problem returning to the next Planning Board Meeting to provide the information requested. It was agreed by the representative and the Board that he will obtain all the necessary information and return next month.

Applicant's representative will need authorization letter from Knill Trust in order to proceed with this application. He will need to find out who owns the other piece of property in question and provide a letter requesting waiver of the full boundary survey.

**ZBA REFERRALS:**

**Gary & Else Quist – 62 Poppletown Rd., Esopus**

Requested variance to Article III, Section 123-11 G(3) – Accessory Apartment – 923 sq. ft. Following discussion the Planning Board had no comments on this referral.

**Mark Repasky – 11 Pendergast Point Rd., Rifton**

Request variance to Article IV, Section 123.20 – Addition of upper deck without building permit – Following review of the application the Board has no comments.

**FRED MADE A MOTION TO ADJOURN AT 8:45 PM, SECONDED BY MARK. ALL MEMBERS WERE IN FAVOR.**

**NEXT MONTHLY MEETING:                      MAY 10, 2017**

**DEADLINE DATE:                                      APRIL 26, 2017**

**NEXT PRE-SUBMISSION:                      MAY 17, 2017**

Respectfully submitted by:

April Oneto  
Planning Board Secretary